



RE: Application by Peak Ranch Resource (File No. M2020041)

1 message

Jay <btechcorp@comcast.net>

Fri, Oct 2, 2020 at 11:49 AM

To: Adam Poe <apoe@westernlandgroup.com>, drms.temp@state.co.us

Cc: JOHN CONNOR <jjconnor2@msn.com>, dheagney@heagney-enterprises.com

AP...clearly this is headed to the protest letter Hall of Fame! Ol' JB

From: Adam Poe [mailto:apoe@westernlandgroup.com]

Sent: Friday, October 2, 2020 11:18 AM

To: drms.temp@state.co.us

Cc: JOHN CONNOR <jjconnor2@msn.com>; dheagney@heagney-enterprises.com; btechcorp@comcast.net

Subject: Application by Peak Ranch Resource (File No. M2020041)

PEBBLE CREEK RANCH FOUNDATION

90 EUDORA STREET

DENVER, COLORADO 80220

303-324-6927

October 2, 2020

Colorado Division of Reclamation, Mining and Safety

[1313 Sherman St.](#)

[Denver, CO 80203](#)

RE: Application by Peak Ranch Resource (File No. M2020041)

via e-mail: drms.temp@state.co.us

To Whom it May Concern,

We, the Board of Directors Pebble Creek Ranch Foundation ("PCRF"), are writing to seek Party status to testify about the above-mentioned application by Peak Materials to establish a gravel mining operation at the Peak Ranch Resource site in Summit County, Colorado. We are writing on behalf of our 19 members (totaling approximately 76 persons) who own homes and property in the Pebble Creek Ranch subdivision in Summit County.

Pebble Creek Ranch is located approximately one mile west of State Highway 9 off Rock Road (CR 1351) which is in the middle of the six mile corridor within which Peak Material proposes to run 230 truck trips per day connecting the Peak Ranch Resource site and the existing processing plant at Maryland Creek. The disruption PCRF members will experience as a result of this project's truck traffic, noise, impacts to wildlife, impacts to recreation resources, and the overall environmental degradation in the Lower Blue Valley, establish our standing to participate in the DRMS's decision-making process.

A few of our specific objections to the project at this time are summarized below for your consideration. At the public hearing on this project we intend to provide testimony on these and other issues.

1. An application for the proposed project is premature. A Summit County Conditional Use Permit for the proposed project at the Peak Ranch Resource site must be obtained for this project to go forward. However, the application before DRMS ignores the fact that there is no where for the mined material to go for processing. The Maryland Creek processing facility is not allowed under the terms of Resolution No. 2016-08 of the Lower Blue Planning Commission (attached) which specifically provides under "2. Permitted Uses and Activities, L." "No raw materials may be imported onto the site,". Resolution No. 2016-08 goes on to state that the permit shall expire September 1, 2026 unless extended, which we believe has not occurred. Until the material to be extracted at the project site has a place to be processed, consideration by DRMS is premature and should not go forward.
2. The application lacks a comprehensive traffic and highway safety analysis. The application before DRMS includes a wildlife impact study which briefly mentions potential impacts to wildlife within the corridor between the Maryland Creek and Peak Ranch Resource site. However the application does not include a broader traffic and highway safety analysis. We believe this is a significant deficiency. A comprehensive traffic and safety analysis should examine: the impact of adding significant truck traffic from the project to the growing traffic within the corridor; safety concerns associated with turning movements onto the numerous side roads (including Rock Creek Road which is used by our members) in the absence of any turn lanes; the physical constraints to any future highway improvements associated with the Blue River and other natural features in the Lower Blue Valley; noise from 230 trucks per day passing through the corridor; safety concerns associated with conflicts between the increased truck traffic and recreational users (cyclists, fishermen, etc.) on SH 9; increased roadkill; and, other traffic and highway safety concerns.

Again, we wish to be heard at the public hearing of the Colorado Mined Land Reclamation Board when the Board takes up this application. Please add us to your email distribution list notifying interested parties of the date, time and location for this meeting.

Sincerely,

Pebble Creek Ranch Foundation Board of Directors

Adam Poe, President
Jay Browne, Secretary

John O'Connor, Vice President

Dennis Heagney, Treasurer

90 Eudora Street
511

1206 Forest Street
8395 Greenwood Drive

700 Colorado Blvd., Suite

Denver, CO 80220
Niwot, CO. 80503

Denver, CO. 80220

Denver, CO. 80206

303-324-6927

303-335-8927
720-227-976

713-816-7453

apoe@westernlandgroup.com jjconnor2@msn.com
btechcorp@gmail.com

dheagney@heagney-enterprises.com

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